

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12350, as amended, of Leonard R. Viner, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Paragraph 5102.41. Applicant seeks to establish an automobile repair garage excluding auto body work and painting. The property is in the C-2-A District at the rear of 710 Morton Street, N.W., Lot 56, Square 2893.

HEARING DATE: April 20, 1977

DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The Board granted permission to the applicant to amend his application to exclude auto body work and painting from being done at the subject property.
2. The subject property is located at the rear of 710 Morton Street, N.W. and is in a C-2-A District.
3. The site is bounded on three sides by alleys.
4. The uses to the east of the site are entirely commercial . On the west side is a parking lot. On the south side is a light industrial plant. The north side is zoned R-4 but is a mixture of commercial uses and row houses.
5. The subject property is currently being operated as an auto repair garage.
6. Certificate of Occupancy No.B-86485 for the subject property, was issued March 14, 1974 for automobile cleaning and polishing first floor. Certificate of Occupancy B-88971 was issued May 1, 1974 for retail sales of used cars (part of 1st floor).

7. The parking lot to the west of the subject property is in an R-4 Zone. By BZA Order No. 12298, issued February 28, 1977, the application for the continuing use of the lot was GRANTED for two years to be used exclusively by the employees and visitors of the Palace Laundry.

8. There was opposition by residents in the R-4 Zone to the granting of the application on the grounds of noise, dirt and traffic interference by parked vehicles.


CONCLUSIONS OF LAW:

The use sought by the applicant is a proper use for a C-2-A District. The area involved is being used basically for commercial uses with some mixture of residence uses. The Board concludes that the granting of the application will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED for one (1) year.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Leonard L. McCants and Walter B. Lewis, by proxy)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 26 OCT 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.